

Fairfax County Government Center Conference Rooms 4 & 5, 6:30 PM

Statement of Purpose and Intent of Historic Overlay Districts

Historic Overlay Districts are created for the purpose of promoting the general welfare, education, economic prosperity, and recreational pleasure of the public, through the perpetuation of those general areas or individual structures and premises that have been officially designated by the Board of Supervisors as having historical, cultural, architectural, or archaeological significance.

Regulations within such districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses which will lead to their continuance, conservation, and improvement in a manner appropriate to the preservation of the cultural, social, economic, political, architectural, or archaeological heritage of the County; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within such districts will be in keeping with the character to be preserved and enhanced.

The order in which items will be heard will be set at the meeting. Additional items may be added to the agenda at the discretion of the Chair. Applicants for initial or follow-up presentations will mail drawings and other documentation as appropriate to the ARB prior to the meeting at which a project will be reviewed. If members have not received such documentation, an application may be postponed until a subsequent meeting.

APPLICANTS PLEASE LIMIT PROJECT PRESENTATION TIME TO 8 MINUTES FOR A FIRST SUBMISSION AND 3 MINUTES FOR A RE-SUBMISSION

APPROVAL OF THE AGENDA

INTRODUCTION/RECOGNITION OF GUESTS:

CONSENT CALENDAR ACTION ITEMS:

1. Proposal to construct a trail to be located at tax map #106-4 ((1)) in the Lorton Correctional Complex National Register-eligible Historic District. The 2001 Lorton Correctional Complex Memorandum of Agreement (MOA) stipulates that the ARB review *undertakings* within the area eligible for listing in the National Register of Historic Places and that the area within the Eligible District is subject to review as stipulated in Section 7-200 of the Fairfax County Zoning Ordinance. Section 7-200 of the Zoning Ordinance stipulates that plans shall be referred to the ARB for its review and recommendation. The proposal is for constructing a 10' wide paved asphalt trail with an adjacent 4' wide natural surface equestrian trail approximately 3,950 feet in length around the Workhouse Arts Center. The trail would extend around the property from the parking area at the northwest connecting to the entry road for the Occoquan Regional Park at the southeast. A trail traversing the site to the northeast of the workhouse quad and its surrounding contributing properties was consistently shown on the development plans for the rezoning reviewed and recommended for approval by the ARB in 2003- 2004. The proposed trail is consistent with that shown on the development plans. The proposal has been vetted through the Virginia Dept. of Transportation Cultural Resource staff who found

the proposal to have no adverse effect on historic properties. The applicant presented the proposal at workshop sessions at the July 9 and September 10, 2015 meetings. Mr. Seyed Nabavi, Fairfax County Dept. of Transportation, represents the application. (Item-**ARB-15-LOR-02**)

ITEMS FOR ACTION:

2. Proposed rehabilitation and addition at the Huntley Tenant house, 6918 Harrison Lane, tax map #092-2 ((1)) 8C located in the Huntley Historic Overlay District. Huntley was established as a historic overlay district in 1976 and is identified as a historic property in that district. It was individually listed in the National Register in 1972. The proposal includes adaptive reuse of the tenant house into a visitor center with museum displays, restroom facilities, and reception area. A garage addition for storage of a wheelchair accessible cart for transporting visitors to Huntley is proposed to be constructed at the north end of the building. The 18' X 8' addition would be brick with a metal shed roof; double wooden doors would be installed at the east façade. The proposed exterior rehabilitation includes brick replacement and repointing, repainting, replacement of the standing-seam metal roof and installation of downspouts and gutters, replacement of the existing windows, modification to selected window openings, installation of operable window shutters as well as installation of security lighting on east and west elevations. Proposed site related ADA improvements include sidewalk and ADA cart path to the Tenant house as well as a new concrete pad over the existing concrete stoop to provide ADA access to the building. The applicant presented the proposal at a workshop session at the July 9, 2015 meeting and as an action item at the September 10, 2015 meeting. Ms. Debbie Robison, Project Manager, and Mr. Mohsen Rahini, architect SWSG, and Ms. Elizabeth Crowell and Ms. Karen Lindquist, Fairfax County Park Authority, represent the application. (Item **ARB-HLY-01**)

3. Proposed new additions at 10010 Colvin Run Road, tax map # 18-2 ((1)) 23, in the Colvin Run Mill Historic Overlay District (HOD). The addition is proposed to the "Money House"; identified as one of the HOD's contributing properties. One addition would be a one-story 11' X 9' sun room with a metal shingle shed roof and skylights at the south elevation. The second addition would be two-story 840 sq. ft. with a metal shingle salt box roof, 6" cementitious lap siding and 1/1 double-hung wood windows at the east (rear) elevation. This addition would be connected to the existing dwelling by a hyphen and the proposed sun room at the 1st level. The applicant presented the proposal at workshop sessions at the August and September 2015 meetings. Mr. David Olin, property owner, represents the application. (Item-**ARB-15-CRM-04**)

Items 4-7. Laurel Hill Adaptive Reuse Area: The Laurel Hill Adaptive Reuse Area is located at tax map 107-1 ((1)) 9 in the Lorton Correctional Complex National Register-eligible Historic District. The 2001 Lorton Correctional Complex Memorandum of Agreement (MOA) stipulates that the ARB review *undertakings* within the area eligible for listing in the National Register of Historic Places and that the area within the Eligible District is subject to review as stipulated in Section 7-200 of the Fairfax County Zoning Ordinance.

The ARB approved the rezoning of the property at its September 13, 2012 meeting and subsequently approved the Phase 1 site plan at its May 8, 2014 meeting. The ARB approved conceptual architecture for the new townhomes and new retail at its July 24, 2014 meeting (please note that this list of ARB approvals is not all inclusive). The Board of Supervisors entered into a development agreement with The Alexander Company and Elm Street Development on July 29, 2014. The items for action have been approved by VDHR and NPS as related to historic tax credit review. The applicant discussed the proposals for items 4 - 7 below with the ARB in a workshop session at the September 10, 2015 ARB meeting. Scott Adams, McGuire Woods, Jorge Flores, Lessard Design, Loren Helgason, Studio 39, and David Kaul, The Alexander Company, represent the proposals.

4. The feasibility studies prepared for the proposed demolition of contributing properties at the Adaptive Reuse Area at Laurel Hill. Studies were prepared for the six buildings proposed for demolition; R-17, R-26, R-29, R-41, R-84 and R-75 and for the demolition of additions to five other contributing buildings; P-12, R-9, R-23, R-28, and R-27. At its February 14, and October 10, 2013 meetings, the ARB approved the feasibility studies for the demolition of these contributing properties and for the demolition of the additions; ARB-13-LOR-01 and 03. The Zoning Ordinance stipulates that the ARB approval is valid for a period of two years; the 2 year period has ended and the approvals expired. Mr. David Kaul, Alexander Company, represents the application. (Item **ARB-15-LOR-03**)

5. Proposed revisions to building plans for contributing properties and **installation of HVAC equipment** at the Adaptive Reuse Area at Laurel Hill. The proposed revisions include: door designs at shop buildings R-19 - R-28; retention of R-16 and incorporation into the pool area; and removal of doors and stairs at R-16 and R-18 to accommodate access and electrical equipment. HVAC equipment would be installed at R-44, the chapel. The equipment would be placed partially below grade and screened. Mr. David Kaul, Alexander Company, represents the application. (Item **ARB-15-LOR-04**)

6. Proposed streetlights and site lighting at the Adaptive Reuse Area at Laurel Hill. Twenty-foot tall steel poles atop a 30" tall concrete base with the luminaire extending out horizontally would be installed at parking areas. Pedestrian scale light poles would be 12' tall steel poles with a 2' luminaire atop. Four styles of building-mounted lighting are proposed; one flush mounted, one stem mounted and two arm mounted. The location for both free-standing pole lights and building mounted lights is shown on the submitted lighting plan. Mr. Loren Helgason, Studio 39, represents the application. (Item **ARB-15-LOR-05**)

7. Proposed conceptual architecture for new single-family detached homes at the Adaptive Reuse Area at Laurel Hill. Twenty-four dwellings are proposed to be constructed at the south and southeast perimeter of the site in areas recommended for new construction by the reuse area design guidelines. The dwellings are proposed to be constructed at the area and within the building envelope recommended for approval by the ARB at the rezoning and approved by the Board of Supervisors. Five design for the front façade and two building layouts are shown for the concept stage; entry treatments, fenestration and front gable treatment vary. Proposed building siding material is masonry with asphalt shingle roof and 1/1 double hung sash windows. Mr. Jorge Flores, Lessard Design, represents the application. (Item **ARB-15-LOR-06**)

ITEMS FOR WORKSHOP SESSION:

8. Proposal to construct a tent pad for events at the Workhouse Arts Center, 9601 Ox Road, tax map #106-4 ((1)) 58 located in the Lorton Correctional Complex National Register-eligible Historic District. The 2001 Lorton Correctional Complex MOA stipulates that the ARB review *undertakings* within the area eligible for listing in the National Register of Historic Places and that the area within the Eligible District is subject to review as stipulated in Section 7-200 of the Fairfax County Zoning Ordinance. Section 7-200 of the Zoning Ordinance stipulates that plans shall be referred to the ARB for its review and recommendation. The tent pad is proposed to be located in the Workhouse Central Yard (commonly referred to as the quadrangle), identified in the National Register as a contributing site, S-07, measuring 500' X 165'. The yard/quad is a grass open-space crossed by three paved walkways. The proposed concrete pad would measure 50' x 100' and would be accessed from a new asphalt walk connected to an existing walkway; gravel infiltration facilities are proposed to be

installed long the two 100' sides of the pad. ARB review of this item is for recommendation as no building permit is required for the pad's construction. Mr. Scott Adams, McGuire Woods, and Mr. Dave McElhaney, Urban Engineering, represent the proposal.

BOARD AND STAFF ITEMS:

- **Review and action on approval of minutes:**
 - Authorization of payment to Recording Secretary**
- **Treasurer's Report:** Staff
- **Discussion/Update Reports:**
- **Administrative:**
- **Correspondence, Announcements:**
 - Letter to the Board of Supervisors re: surveys of buildings in proximity to the new Silver Line Metro stations and the demolition permit for the Marcel Breuer- designed American Press Institute Conference Center (Chairman)
- **Old Business:**
- **New/other business:**
 - Formation of **Nominating Committee** to provide **slate of officers for December election.** (Chairman)

The ARB Administrator will stamp and sign copies of approved drawings or other application documents following the meeting at which approvals are granted, or at such time as drawings amended to reflect ARB recommendations are received by the administrator. Applicants may be required to submit additional copies of approved drawings or other application documents. Applicants may request copies of meeting minutes within 2 weeks of the meeting at which the ARB approved the meeting minutes. Stamped drawings, letters from ARB Administrator documenting ARB action or copies of relevant minutes are required prior to projects being reviewed and/or approved by county review and permitting agencies.

For further information contact Linda Cornish Blank, Historic Preservation Planner and Architectural Review Board Administrator, Fairfax County Department of Planning and Zoning (DPZ), at 703/324-1380.